
Appendix 4.2 C

KCC Water Services Department Meeting Notes

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Notes from Pre-planning Technical Meeting between DOB&A and KCC WSD

Project:		Herbata Data Centre, Halverstown , Naas	
Project No.:		DOBA 2232	
Date:		11.04.2023 11.15 am	
Venue:		Microsoft Teams	
Attendees:			
	Kehinde Oluwatosin	KCC Planning	KO
	David Hall	KCC WSD	DH
	Donnachadh O’Brien	Donnachadh O’Brien & Associates	DOB
	Richard Kiernan	Donnachadh O’Brien & Associates	RK
	Martin Forte	Donnachadh O’Brien & Associates	MF
	David Bosonnet	Brady Shipman Martin (Landscaping)	DB
Item	Minutes/ Notes form technical meeting		
1	DOB outlined that this technical meeting followed on from previous formal pre-planning meetings to specifiical deal with SW drainage design and nature based SUDS strategy		
2	DOB gave Power point presentation on overall drainage strategy under the following headings <ul style="list-style-type: none">• Introduction & Proposed Development• Existing Site conditions and assessment of natural catchments and Qbar run off rates based on soil type and Site investigation• Ground Conditions and site investigations- moderate infiltration solutions are feasible in areas• Proposed SuDS Hierarchy- adaption of nature based and infiltration solutions in Surface Water/SuDS Design. 30% climate change factor applied to design.• Typical SuDS Design Integration- swales, bio-ponds etc – likelihood of bio-ponds at southern end of site• Flooding- SSFRA prepared and site in Flood Zone C with >2.4m freeboard from site flood design level to lowest road level• Bluebell Steam Culvert- Section 50 – proposal to culvert stream• Proposed draining works required on R409 arising form road improvements required by KCC Roads department• Potential use of SuDS ponds as supplemental fire and cooling water source		
3	DB presented on the co-ordinated of the SW design strategy for the site with their landscaping design including: <ul style="list-style-type: none">• Proposal for diverse bio-retention solutions incorporating bio-retention basins and bio-retention ponds		

	<ul style="list-style-type: none"> • Use of bio-swailes parallel to buildings • Use of green retaining walls in areas where there are proposed steps in the site and utilising the natural road run off to irrigate these walls. • Bio-diverse planning in SUDS features utilising native planting • Use of green geo-engineered headwalls at outfalls to Bluebell stream. • Use of biofiltration around car parks • Incorporation of both wet and dry meadows as part of overall landscaping 	
4	<p>Kehinde Oluwatosin (KO) noted :</p> <ul style="list-style-type: none"> • the cross section through the M7 motorway and the potential visual impact • referred to the previous pre-planning meeting and discussions on this matter where the use of a green wall was suggested. • mounds and planting may not provide sufficient screening • concerns from a massing and scale point of view <p>DB presented the proposed site cross sections and noted that:</p> <ul style="list-style-type: none"> • 4-6m mounding and planting would provide a high degree of screening from M7 • existing ESB OH cables traversing the site, there are existing constraints and limitations the provision of mounds and landscaping • would be developing this further prior to submission to maximise screening to development from M7 	
5	<p>David Hall (DH) noted the following in relation to SW drainage strategy /proposals for the site:</p> <ul style="list-style-type: none"> • Generally welcomed the nature-based SUDS proposals being adapted across the site and noted that incorporation of wetland areas and wetland planting is welcomed • Agreed that final planning design would be subject to further development and fine tuning and the WSD are open to further consultation as necessary • scheme appeared to be hitting targets in respect to prioritising infiltration and nature-based solutions. No 'red-flags' in relation to proposals. • importance of including 6 months groundwater monitoring and adapting infiltration techniques where feasible on the site • depths of infiltration tests <u>SUDS</u> need to be consistent with design depths of infiltration tests • <u>any planning application should clearly demonstrate that the proposed use of ponds-wetlands as fire fighting water storage and-or process water cooling purposes shall not adversely affect drainage requirements eg attenuation storage.</u> 	

- importance of water quality form Bluebell due to its proximity to Liffey and potential downstream impact at Leixlip (source of potable water for treatment).
- It should be clearly demonstrated in any planning application that there will be no increase in runoff volume discharging to the Bluebell-Yeomanstown watercourse as a result of the proposed development.
- Discharge of water direct to swales from internal road network by use of dropped kerbs. DOB showed a typical section noting this is being adapted. Roadside bioswales should also convey runoff where possible.
- Internal overland flow routers post development should be identified for exceedance/ blockage scenario.
- Agreed with adaption of 30% climate change but given nature of development, design for 10% urban creep is not required or appropriate
- Address maintenance of SUDS features (particularly permeable paving) in planning submission. **Post Meeting Note : it is not proposed to have any internal roads or infrastructure taken in charge. NB where Permeable paving will act as attenuation storage, proper NB where Permeable paving will act as attenuation storage, proper maintenance will be key and this should be addressed in any planning application. maintenance**
- Mounds and berms to have adequate drainage provision
- Maximise the use of green/blue roofs on ancillary buildings
- Address safety issues associate with open bodies of water in relation to authorised/unauthorised access
- Noted Section 50 culverting of Bluebell , and noted that this can be included in planning conditions.
- R409 drainage works – DH to discuss internally with David Reel in the context of implementing infiltration techniques under the path/cycle path. DOB noted that he had preliminary discussions with David Reel and that preference appears to be for a closed Surface Water piped network brough internally into the site, as infiltration techniques were not generally taken in charge by KCC Roads.
- WSP will also discuss requirement for separate drainage system for R409 road upgrade.

Advised DB to liaise with Carmel O'Grady on the Parks Department on the landscaping / planting proposals which should generally be in accordance with CIRIA SuDS Manual for nature based solutions.

Advised DOBA to liaise with Irish Water in respected to Pre connection Enquiry and Confirmation of Feasibility. DOB noted that this is in hand and we expect this imminently form IW.

Communication between DOBA and Inland Fisheries Ireland confirming that the minimum 10m Riparian buffer provided to the Bluebell stream is adequate.

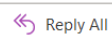
RE: Data Centre Project at Halverstown, Naas Co Kildare



Matthew Carroll <Matthew.Carroll@fisheriesireland.ie>

To: Donnachadh O'Brien

You forwarded this message on 27/07/2023 16:49.



Thu 27/07/2023 15:58

Hi Donnachadh,

As discussed earlier, the proposed minimum 10m buffer zone at certain points adjacent to the Bluebell stream is adequate when you consider the project in its entirety.

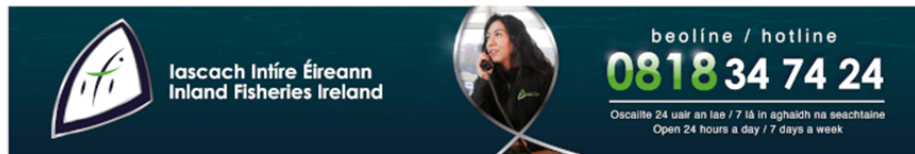
Prior to the construction phase of the project, it is important that the contractor is made aware of their obligations and requirement in accordance with planning to protect the aquatic environment.

Matt

Matthew Carroll

Fisheries Environmental Officer

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